

**City of Greensboro Planning Department
Zoning Staff Report
August 14, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: C
Location: 1825 Independence Road (southeast quadrant of Independence Road and Dellwood Drive)

Applicant: Shane Whitman
Owner: Michael & Mitzi Barber

From: RS-9
To: RS-7

Conditions: N/A

SITE INFORMATION	
Maximum Developable Units	2
Net Density	N/A
Existing Land Use	Duplex
Acreage	0.396
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Mature trees <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Low Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Duplex	RS-9
<i>South</i>	Single Family Residential	RS-9
<i>East</i>	Single Family Residential	RS-9
<i>West</i>	Single Family Residential	RS-9

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned RS-9 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 90S.

DIFFERENCES BETWEEN RS-9 (EXISTING) AND RS-7 (PROPOSED) ZONING DISTRICTS
RS-9: Primarily intended to accommodate moderate to high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 4.0 units per acre or less.
RS-7: Primarily intended to accommodate high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 5.0 units per acre or less.

TRANSPORTATION	
Street Classification	Independence Road – Local Street, Dellwood Drive – Collector Street.
Site Access	Residential driveways.
Traffic Counts	None available.
Trip Generation	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types.
Transit	Yes.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, Site drains to North Buffalo Creek
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	N/A
South	N/A
East	N/A
West	N/A

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6B.3: Improve maintenance of existing housing stock.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: Prior to the UDO, duplexes were permitted in single family zoning districts on corner lots with entrances facing different streets, provided the lot had at least 1 ½ times the minimum lot area required for a single family dwelling in that zoning district.

This request will result in the replacement of one duplex with two single family detached dwellings on 50-foot wide lots.

Many of the lots in this neighborhood are 60-foot wide lots. This would include (1) lots on the south side of Independence Road west of the subject property, (2) lots on the east and west sides of Dellwood Drive south of the subject property, (3) lots along the north side of Independence Road east of Dellwood Drive, and (4) lots along the north and south sides of Liberty Drive west of Dellwood Drive.

The area bounded by Dellwood Drive, Liberty Drive, Hawthorne Street and Fernwood Drive is mainly comprised of lots which range in width from 50 to 53 feet and the lots on the north side of Bluemont Drive between Fairfield Avenue and Dellwood Drive are 55 feet in width.

Both RS-9 and RS-7 require minimum 5-foot side setbacks.

This request is consistent with the Low Residential land use classification on the Generalized Future Land Use Map of Connections 2025 and meets the Housing and Neighborhoods Goal as described above.

GDOT: No additional comments.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.